

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1219-59544**

In the matter of James Latimer [Applicant Landlord] and Micheal Bailey and Ciara Dowdall [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 21st November 2019, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 19 Achill Road, Drumcondra, Dublin 9, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €1,755.81 to the Applicant Landlord, within 7 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 21st February 2020, being the date of the Adjudication Hearing, at the rate of €2,550.00 per month or proportionate part thereof at the rate of €83.61 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and any other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of €2,400.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 25 June 2020.



**Ciara Cronin**

**Higher Executive Officer**

**Duly authorised to sign on behalf of the Director**